

California Department of Transportation

OFFICE OF THE DISTRICT 10 PLANNING
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May 19, 2021

Governor's Office of Planning & Research

May 20 2021

Mr. Alvaro Arias,
Deputy Director
Mariposa Co. Planning
Department
5100 Bullion Street
Mariposa CA, 95338

STATE CLEARINGHOUSE

MPA-140-PM 10.025
Major Subdivision
No. 2009-052
JCS Capital Resources
SCH# 2021040624

Dear Mr. Arias:

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the project application for the Mariposa County Major Subdivision Application No. 2009-052. The project proposes a subdivision to develop 27 lots ranging in size from 2.61 acres gross (2.50 acres net) to 16.87 acres. The Assessor Parcel Number (APN) is 016-110-049. The total acreage of the project site is 114.84 acres. The proposed lots are located within a residential land use classification and will be available for residential uses. Access to the project site is from an extension of Hornitos Road (Rd.), south of State Route (SR) 140, into the project site.

Caltrans has the following comments:

Traffic Operations

- Encroachment permit will be required for any work performed within the state Right of Way (ROW). The applicant proposes a "gate to Cal Fire specifications" at the intersection of the project site access road and Guenthart Way. There is a concern as this access to the project site to SR 140 is shown as an access to be used for "emergency access purposes".
- All future development upon any of these 27 lots will require further review by Caltrans District 10.

Environmental

Cultural resources have been identified within Caltrans ROW between Hornitos Rd. and Guenthart Rd. Approximately located at Caltrans post miles of MPA-140-PM 9.5-10.1, none of these resources would likely be impacted by staging in our ROW, however any ground disturbing activities in the Caltrans ROW will need to be

reviewed by Caltrans District 10 office of Environmental through the Encroachment Permit process and additional studies may be requested. If this subdivision will require reasonably foreseeable future work within our ROW, those impacts should be analyzed in this environmental document, and should not be analyzed under separate environmental clearance.

Hydrology

Based on information provided in this report, there will be a significant increase in impervious surface, permanent Best Management Practices, Grading Plans, and Drainage Plans, are not provided to evaluate if proper mitigations are taken to ensure that no additional runoff is introduced to the State ROW.

- Caltrans Hydraulics requests review of the following: Grading Plans and Drainage Plans (including permanent Best management practices, permanent vegetation, runoff storage, etc.).

If any future project construction activities encroach into the Caltrans ROW, the project proponent must submit the application for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. Appropriate environmental studies must be submitted with this application. These studies will include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans ROW at the project site(s). For more information please visit the Caltrans Website at:

<https://dot.ca.gov/programs/traffic-operations/ep/applications>

If you have any questions or would like to discuss these comments, please contact Lloyd Clark at (209) 941-1982 (Email: Lloyd.Clark@dot.ca.gov) or me at (209) 483-7234 (email: Gregoria.Ponce@dot.ca.gov).

Sincerely,

Gregoria Ponce'

Gregoria Ponce, Chief
Office of Rural Planning

c: Sarah Williams, Mariposa County Planning Director
State Clearinghouse
IGR

Mr. Alvaro Arias, Deputy Director

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bcc: Traffic Operations - Koua Yang, Transportation Engineer
Hydraulics - Mohammad Hajeer, Transportation Engineer
Environmental - Dominic Vitali, Sr. Environmental Planner